

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

April 18, 2023, at 6:45 P.M.

I. Call to Order

II. Roll Call

President

Peggy Bracken

1st Vice-President

Bill Cicala

2nd Vice-President

Bill Dawes

Secretary

Tim Weiler

Treasurer

Connie DeLarge

Director at Large

Fred Fisher

Director at Large

Brandt Smith

III. Guests: None scheduled.

IV. President's Message

V. Adopt the Agenda:

VI. Consent Agenda:

available online

The Consent Agenda contains items requiring action by the Board which are generally routine items not requiring Board discussion. A single motion will approve all items on the Consent agenda, including any Committee Meeting Minutes or contemplated contractor proposals. Any Board member may remove any issue from the Consent agenda, and that issue will be discussed and voted upon separately.

Acknowledge Meeting Minutes:

- March 1, 2023 Covenants
- March 2, 2023 ARC
- March 6, 2023 Landscape
- March 16, 2023 ARC

VII. Approval of Minutes:

a. March 21, 2023 Board Meeting Minutes

VIII. Homeowner Forum: Participation numbers are found on the table next to the sign-in sheets.

At this time any member of the public is allowed to address the Board of Directors on any issue not already on tonight's agenda. The speaker may have up to three minutes to speak, and speakers will be heard in an orderly fashion.

IX. Homeowner Requests: None.

X. Finance:

a. Balance Sheet Report for March 31, 2023

Operating Cash	\$297,204.88
Total Cash Reserve	\$1,376,358.77
Accounts Receivable	\$49,996.47
Other Assets	\$119,382.96
Pre-Paid Income Tax	\$1,047.00
Pre-Paid Insurance	\$2,600.00

March 31, 2023 Total Assets	\$1,846,590.08
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XI. Landscape Committee:

- a. Sunset Vista II Entrance Landscaping**
- b. Community Center Flower Bed Re-Landscape**

XII. Architectural Review Committee:

- a. Adding a Pre-Approved Exterior Paint Color Scheme**

Body: DE6122 'Dry Creek'

Accent Option A: DET621 'Palomino Pony'

Accent Option B: DEC765 'Bone'

XIII. Covenants Committee:

- a. ID #18132, #18132, #18132, #79801, #106716 (Duty of Maintenance)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- b. ID #92340 (Duty of Maintenance)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- c. ID #107745 (Duty of Maintenance)** – Recommendation of \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- d. ID #19001 (Duty of Maintenance)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. ID #20571 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. ID #90067 (Trash Cans)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. ID #26914 (Street Parking)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. ID #19001, #105294 (Inoperable Vehicle)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. ID #59845, #107909 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. ID #110916, #72735, #32435 (Trash Cans)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

- k. **ID #20859 (Holiday Decorations)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #105912 (Trailer Request)** – Recommendation to allow storage of trailer at the property on and off until 05/15/2023 due to owners relocating.

XIV. Unfinished Business:

- a. **Windmill Park Pool Season Extension**

XV. New Business:

- a. **Appoint Nominating Committee**
- b. **Windmill Park Office Drywall Repair & Painting**
- c. **American Conditioned Air Service Renewal**
- d. **Windmill Pool Area Roof Paint Touch Ups**
- e. **Windmill Park Office Attic Cleaning**
- f. **Community Center HVAC #3 Replacement & Remote Sensors**
- g. **The Villas Play Equipment Replacement**
- h. **Community Center Rental Rates Review**

XVI. Management Report: Provided at meeting.

XVII. Adjourn to Executive Session

Continental Ranch Community Association
Board of Directors EXECUTIVE BOARD MEETING Agenda
At the Community Center
April 18, 2023 following the Board Meeting

I. Call to Order

II. Roll Call:	President	Peggy Bracken
	1 st Vice-President	Bill Cicala
	2 nd Vice-President	Bill Dawes
	Secretary	Tim Weiler
	Treasurer	Connie DeLarge
	Director at Large	Fred Fisher
	Director at Large	Brandt Smith

III. Approval of April 18, 2023 Executive Meeting Agenda:

IV. Approval of March 21, 2023 Executive Meeting Minutes:

V. Guests: None scheduled.

VI. Owner Requests & Legal Requests:

This portion of the meeting will be closed pursuant to A.R.S. 33-1804(A)(1)(3) & (5).

A. Appeal of ARC Decision

B. Lot Clean Up Assessment Waiver Request

C. Violation Fine Waiver Requests

D. Payment Plan Request

VII. Code of Conduct Discussion

This portion of the meeting will be closed pursuant to A.R.S. 33-1804(A)(3).

VIII. Adjourn